080.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,400 / 669,400
					USE VALUE:	669,400 / 669,400
					ASSESSED:	669,400 / 669,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		BRATTLE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHUMACHER KENNETH
Owner 2:	GALLAGHER CAROLINE
Owner 3:	
Street 1:	32 BRATTLE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BEAL LORI J -
Owner 2:	-
Street 1:	32 BRATTLE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2052 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	287,200		382,200	669,400
Total Card	0.096	287,200		382,200	669,400
Total Parcel	0.096	287,200		382,200	669,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.22 | /Parcel: 326.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49904

GIS Ref

GIS Ref

Insp Date 11/29/18

!6526!

PREVIOUS ASSESSMENT

Parcel ID 080.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,200	0	4,200.	382,200	669,400	669,400	Year End Roll	12/18/2019
2019	101	FV	215,000	0	4,200.	382,200	597,200	597,200	Year End Roll	1/3/2019
2018	101	FV	215,000	0	4,200.	256,600	471,600	471,600	Year End Roll	12/20/2017
2017	101	FV	215,000	0	4,200.	245,700	460,700	460,700	Year End Roll	1/3/2017
2016	101	FV	215,000	0	4,200.	223,900	438,900	438,900	Year End	1/4/2016
2015	101	FV	201,700	0	4,200.	180,200	381,900	381,900	Year End Roll	12/11/2014
2014	101	FV	201,700	0	4,200.	161,100	362,800	362,800	Year End Roll	12/16/2013
2013	101	FV	201,700	0	4,200.	152,900	354,600	354,600		12/13/2012

PRINT

Date	Time
12/10/20	21:17:23

LAST REV

Date	Time
09/10/19	14:03:29

apro

PAT ACCT. 6526

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEAL LORI J,	70796-436		3/29/2018		685,000	No	No		
BEAL LOUISE M &	38195-201		3/8/2003	Family		No	No		
BEAL JOHN W/ETA	24370-336		3/18/1994		17,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2006	122	Redo Bat	14,000			G8	GR FY08	& CHANGE KIT CABS

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
11/29/2018	MEAS&NOTICE	CC	Chris C
2/14/2009	Meas/Inspect	372	PATRIOT
1/18/2000	Meas/Inspect	277	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	11									382,200						382,200	

Total AC/HA: 0.09642 | Total SF/SM: 4200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,200 | Spl Credit | Total: 382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30789471
Const Adj.:	0.99693000
Adj $ / SQ:	136.907
Other Features:	86300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352869
Depreciation:	65634
Depreciated Total:	287236

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

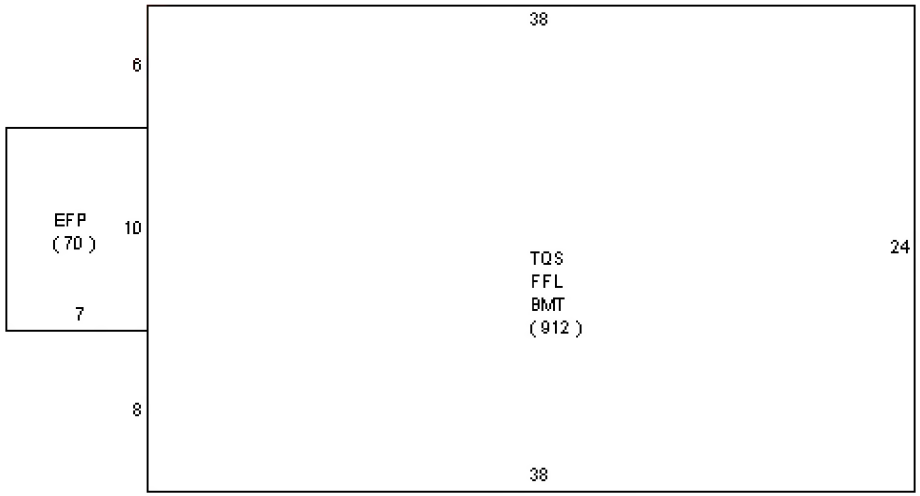
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.91
Special Features:	0	Val/Su Net:	111.40
Final Total:	287200	Val/Su SzAd	179.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	47.640	43,451
FFL	First Floor	912	136.910	124,860
TQS	3/4 Story	684	136.910	93,645
EFP	Enclos Porch	70	65.910	4,614

Net Sketched Area:	2,578			Total:	266,570
Size Ad	1596	Gross Are	2806	FinArea	2052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc